



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalempa.gov

Zoning Hearing Board
Monthly Meeting
May 6, 2021
Bensalem Township Building
7:00 pm

LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes –March 4, 2021
4. **Continued hearing for Kawaljit Singh/BRS Real Estate, LLC** **Appeal #2021-0521**
Location: 3585 Bristol Rd
Tax Parcel: 02-019-091-002
Request: Variances to construct convenience store, fuel dispenser facility and 3 bay auto repair.
Attorney: Shawn D. Ward and Associates
Representative: John A. Teets (John Teets Architect)
[View Plans](#)
5. **Continued hearing for B & A Property LLC** **Appeal #2020-4124**
Location: 4220 Bristol Rd
Tax Parcel: 02-017-114-001
Request: Variance to use property for truck parking.
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6. **Continued hearing for Michael and Bernadette Gibbons** **Appeal #2020-4206**
Location: 1117 Beverly Ave
Tax Parcel: 02-062-474
Request: Variance for second floor addition to accessory structure.
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7. **Hearing for Joseph and Theresa Braam** **Appeal #2021-1532**
Location: 6339 Sterling Ave
Tax Parcel: 02-056-086
Request: Variance for impervious coverage for construction of inground pool.
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8. **Hearing for John Baker dba Total Zen Spa** **Appeal #2021-1334**
Location: 1101 Bristol Pk, 1st Floor
Tax Parcel: 02-029-305
Request: Use variance to permit the zen spa massage therapy use in a G-C Zoning District.
Attorney: Bart Benoff, Esquire
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9. **Hearing for Edward Tomes** **Appeal #2021-1341**
 Location: 1151 Elwood Ave
 Tax Parcel: 02-029-059
 Request: Variance to locate pool less than 10 feet from property line.
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10. **Hearing for Wesley Alker** **Appeal #2021-1388**
 Location: 1248 Bridgewater Rd
 Tax Parcel: 02-072020-001
 Request: Variance for rear yard setback to construct a deck.
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11. **Hearing for Carleigh’s Castles, LLC** **Appeal #2021-1344**
 Location: 2827 Wine Ave
 Tax Parcel: 02-039-107
 Request: Variance for minimum lot area and variance for front yard setback to construct dwelling.
 Representative: John Richardson – Dumack Engineer
 Attorney: Kenneth Federman, Esquire
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12. **Hearing for Amarak LLC (Cindy Williams & Donald McLellan)** **Appeal #2021-1521**
 Location: 727 Street Rd & 850 Dunksferry Rd
 Tax Parcel: 02-066-010 & 02-066-011
 Request: Variance for electric fence with the height greater than 6.5 ft in r-55 district
 Attorney: TBD
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13. **Hearing for Bensalem II, LLC** **Appeal #2021-1481**
 Location: 1336 Bristol Pike
 Tax Parcel: 02-030-009
 Request: Variance for wall sign to exceed 50 sq ft.
 Attorney: Gregg I. Adelman, Esquire
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14. **Hearing for Bensalem III Industries, LLC c/o Paul Lang Esq.** **Appeal #2021-1353**
 Location: 2500 State Rd and 625 Imperial Dr
 Tax Parcel: 02-065-020 and 02-061-292
 Request: Variances for parking, stormwater, buffer yards.
 Attorney: Andrew R. Stoll Esquire
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15. Correspondence
16. Adjournment

*Prepared by: Iva
 Posted: 4/28/2021
 Advertised: 4/23/2021 & 4/29/2021*